

**Government of the District of Columbia**

**ZONING COMMISSION**



Zoning Commission Order No. 75  
October 18, 1973

**EMERGENCY ORDER**

**ORDERED:**

**Whereas::** The Interagency Task Force on Friendship Heights, composed of representatives of the District of Columbia Government, the National Capital Planning Commission, and the Maryland National Capital Park and Planning Commission, beginning in June of 1972, with citizen input, developed a plan for the Friendship Heights area, concluding in a document titled "A Plan for the Friendship Heights Area of the District of Columbia"', dated May 31, 1973, submitted to the District of Columbia Government and the National Capital Planning Commission,

**And Whereas:** In May of 1973, an Inter-Jurisdictional Policy Task Force composed of the District of Columbia Government, the Montgomery County Planning Board and the National Capital Planning Commission was

created to resolve the differences between the Interagency Task Force Plan and the Montgomery County Planning Board Draft Sector Plan.

And Whereas: The Inter-Jurisdictional Policy Task Force issued a Joint Statement on September 6, 1973, listing areas of agreement that existed between the proposed plans on the Maryland and District of Columbia portion of the Friendship Heights area and urged continued cooperation and coordination between the two jurisdictions\*

And Whereas: The National Capital Planning Commission, on October 4, 1973, adopted a Sectional Development Plan for Friendship Heights based on the Interagency Task Force Plan and recommended that this Commission adopt said Sectional Development Plan.

And Whereas: On October 9, 1973, the National Capital Planning Commission transmitted said Sectional Development Plan to this Commission.

And Whereas: There are two applications for building permits pending in the Department of Economic Development as follows:

1. Application No. 73-297, filed on October 15, 1973, Square 1657, Lots 808 and 809, located at the northwest corner of the intersection of Wisconsin Avenue and Harrison street, N.W. This application proposes the construction of a bank and offices under the existing C-3-A zone which conflicts with the recommended R-5-B zone proposed by the Sectional Development Plan.
2. Application No. 73-58, filed on March 7, 1973, Square 1665, Lot 9, located at the northeast corner of the intersection of Wisconsin Avenue and Harrison Street, N.W. This application proposes the construction of an addition to an existing bank in

the present C-3-A zone and conforms  
to the C-2-A zone proposed in the  
Sectional Development Plan,

And Whereas: An application for a building permit has been  
filed and a permit for excavation was issued on  
August 30, 1972, as follows:

Application No. 72-199, filed on  
May 31, 1972, Square 1660, Lots 1,  
802, 803, 854, 805, and part of  
44th Street, located on the west  
side of Wisconsin Avenue between  
Western Avenue and Jenifer Street,  
N.W. This application proposes  
the construction of retail uses  
under the existing C-3-A zone and  
conforms to the proposed C-3-A  
zone in the Sectional Development  
Plan.

And Whereas: Two building permits have been issued with  
construction presently underway, as follows:

1. Permit No. 72-831, issued on May 30, 1973, Square 1657, Lot 802, located at the southwest corner of Wisconsin Avenue and Jenifer Street, N.W. The permit was issued for construction of a theatre and other retail uses under the existing C-3-A zone and conflicts with the C-2-B zone proposed in the Sectional Development Plan.
2. Permit No, 73-42, issued on May 24, 1973, Square 1669, Lot 36, located at the northeast corner of the intersection of Wisconsin Avenue and Fessenden Street, N.W. The Permit was issued for the construction of a bank and offices under the existing C-Z-A zone and conflicts with the R-5-R zone proposed in the Sectional Development Plan.

And Whereas: There is potential for imminent development within the boundaries of the proposed Sectional Development Plan, which development would destroy the viability and integrity of the proposed Sectional Development Plan,, in the event that the Proposed Plan is adopted by this Commission.

And Whereas: If such proposed developments should be permitted prior to the holding of a public hearing of the Zoning Commission, this Commission will be denied the opportunity to verify and consider the above-mentioned Sectional Development Plan recommended by the National Capital Planning Commission in order to assure the orderly and harmonious development of the area.

And Whereas: Section 1 of the Zoning Act (Act of June 20, 1938, 52 Stat, 797, as amended by the Act of March 4, 1942, 56 Stat. 122) establishes the authority of the Zoning Commission "to promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia."

And Whereas: The District of Columbia Administrative Procedure Act, 1 D.C. Code 1505c (Act of Oct. 21, 1968, 82 Stat. 1206), establishes the authority of the Zoning Commission to adopt an order determined to be necessary for the immediate preservation of the public peace, health, safety, welfare, or morals, such order to become immediately effective and remain in effect no longer than one hundred and twenty days after its adoption.

Therefore: The Zoning Commission resolves that an emergency exists and it is imperative that the Zoning Commission immediately rezone in accordance with the zoning proposals contained in the Friendship Heights Sectional Development Plan. Without such action development may occur in conflict with the Plan which may not be in the best interest of the health, safety, and general welfare and may nullify the current effort to arrive at a development plan for the Friendship Heights area.

Therefore: The Zoning Commission hereby establishes, for a period not to exceed 120 days, zoning districts and regulations in the area bounded by Western Avenue on the north, 41st Street on the east, Fessenden Street on the south and 47th Street on the west, as set out in the map attached hereto and described as follows:

1. Change to C-2-B:

- a) In Square 1657, Lots 800, 801, and 802 as shown on the Baist Atlas, Volume III, page 33, on record in the Office of the Zoning Commission.
- b) In Square 1661, Lots 17, 18, 800, 802, 804, and that portion of Lots 807 and 809 lying within 150 feet of Wisconsin Avenue, N.W. as shown on the Baist Atlas, Volume III, page 33, on record in the Office of the Zoning Commission.

2. Change to C-2-A:



- a) All of Square 1659.
- b) In Square 1665, all that property currently zoned C-3-A and lying within 150 feet of Wisconsin Avenue,
- c) In Squares 1579 and 1580, all that property currently zoned C-3-A and lying within 250 feet of Jennifer Street and/or Western Avenue, N.W.

3. Change to R-5-B:

- a) In Square 1657, Lots 11-20 and 803-809, as shown on the Baist Atlas, Volume III, page 33, on record in the Office of the Zoning Commission.
- b) In Square 1661, Lots 11-16, 812, and that portion of Lots 807-809 lying further than 150 feet from Wisconsin Avenue, N.W., as shown

on the Baist Atlas, Volume III,  
page 33, on record in the Office  
of the Zoning Commission.

c) In Square 1663, Lot 805.

d) In Squares 1579 and 1580, that  
property currently zoned C-3-A  
and lying further than 250 feet  
from Jenifer Street and/or Western  
Avenue, N.W.

4. Change to R-2:

a) In Square I656, all that property  
currently zoned R-5-A.

b) In Square 1665, all that property  
currently zoned C-3-A and lying  
further than 150 feet from  
Wisconsin Avenue, N.W.

5. Change to R-1-B:

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- a) In Square 1580, that portion of  
Lot 33 currently zoned R-2  
as shown on the Baist Atlas,  
Volume III, page 23, on  
record in the Office of  
the Zoning Commission.

6. All remaining existing zoning to stay the same.

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WALTER E. WASHINGTON

John A. Nevius  
JOHN A. NEVIUS

Sterling Tucker  
STERLING TUCKER

George M. White  
GEORGE M. WHITE

Richard L. Stanton  
RICHARD L. STANTON

ATTEST: Martin Klauber  
Martin Klauber  
Executive Secretary  
Zoning Commission

Emergency Rezoning of  
Friendship Heights  
Sectional Development Plan Area

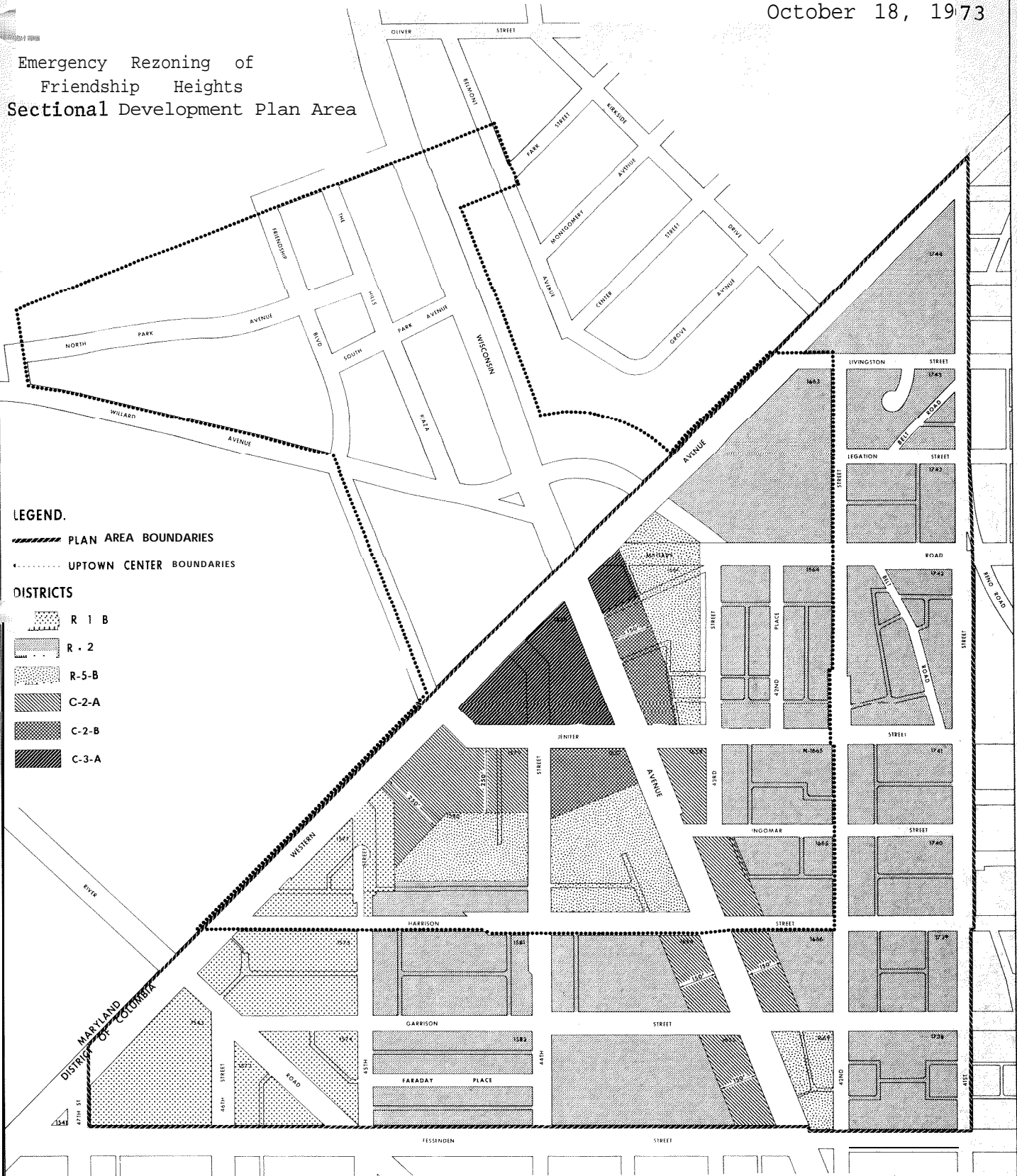
## LEGEND.

PLAN AREA BOUNDARIES

UPTOWN CENTER BOUNDARIES

## DISTRICTS

- R 1 B
- R - 2
- R-5-B
- C-2-A
- C-2-B
- C-3-A



SCALE 1"=100'

N

HUNDREDS OF FEET